



*Dollars and Sense*  
*Show Me the Brownfields Money*  
*September 20, 2006*



**Lake Michigan**

**City of Milwaukee**

**City of West Allis**



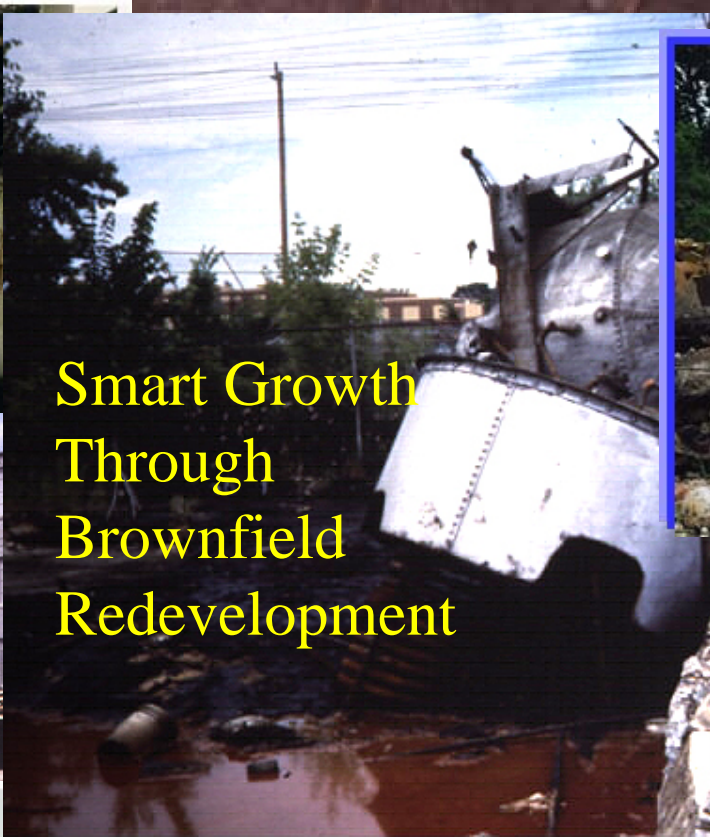








## Smart Growth Through Brownfield Redevelopment



**western builder**  
BUILDING & ENGINEERING CONSTRUCTION NEWS OF  
WISCONSIN AND UPPER MICHIGAN  
88TH YEAR NO. 34  
August 20, 1998





# The West Allis blueprint for redevelopment

Perhaps it's appropriate that Dick Carlson continues providing vision for redeveloping the industrial core of the city of West Allis. Carlson is a link to the city's industrial past as a former top executive at Allis-Chalmers Corp. and Siemens Power.

The last tractor rolled out of Allis-Chalmers in 1985 and Siemens Power — an Allis-Chalmers remnant that made turbine parts and serviced power generation equipment — saw its own shutdown in 1999. With the city of West Allis facing a gaping hole

**The efforts  
are an  
example of  
strategies**

in its historic midsection, Carlson, in the late 1990s, turned real estate developer and started pitching the unlikely plan to convert much of the



“... an excellent example of strategies for regenerating metropolitan Milwaukee’s vacant industrial landscape.”

Carlson and city officials give it plausibility. The city’s community development director, John Stibal, says the effort might have been unthinkable a decade ago, the efforts of Carlson and city officials give it plausibility. The city’s community development director, John Stibal,

Carlson and city officials give it plausibility. The city’s community development director, John Stibal, says the effort might have been unthinkable a decade ago, the efforts of Carlson and city officials give it plausibility. The city’s community development director, John Stibal,

The redevelopment of two high-profile

property downtown. Milwaukee city officials are also weighing TIF districts to defray some of the costs.

To be sure, each vacant industrial complex faces its own challenges ranging from hazardous waste cleanups to deteriorating neighborhoods. Not every shuttered factory can become an industrial chic office space.

Nevertheless, Carlson and West Allis officials are onto something good.



# Metro Competition

Western Suburbs

Milwaukee Downtown



**Business**

METRO EDITION WEDNESDAY, JANUARY 8, 2003

## New tower may rise downtown

Planned office building would add to burgeoning development in city center

By TOM DAYKIN  
tdaykin@milwaukeejournal.com

A 24-story downtown office tower, which could include a hotel and condominiums, is in the planning stages for the southeast corner of N. Broadway and E. Wisconsin Ave., a Milwaukee commercial real estate brokerage announced Tuesday.

The proposed tower is being marketed to prospective tenants by Brookings firm Siegel-Gallagher Inc. It would be around 300,000 square feet and would be the latest in a series of new office buildings developed downtown.

The building could be developed just for offices, or it could be developed as a mixed-use project with a hotel and condos, said William Ochowicz, Siegel-Gallagher vice president of office properties.

"It's something we think can go off in a number of different directions, depending on the interest," Ochowicz said.

The location within the heart of downtown's office and growing condo market makes it adaptable for any of those uses, said Eric Rapp, Siegel-Gallagher senior vice president of corporate services.

Siegel-Gallagher doesn't have a specific timetable for the building's construction. Development won't happen unless an anchor tenant is secured, Rapp said.

Along with prospecting for tenants, Siegel-Gallagher also is interviewing development firms that would be interested in helping create the building.

"There's not any major risk until we find someone with an interest," Rapp said.

Ochowicz and Rapp declined to provide estimates on the project's development costs, saying those numbers could vary widely depending on whether the building includes a hotel and condos.

By comparison, the downtown development Cathedral Place, which has 230,000 square feet of office, 34 con-

**DEVELOPMENT ON THE AVENUE**

A proposed 24-story downtown office tower, which could include a hotel and condominiums, is being marketed to prospective tenants.

**MILWAUKEE DETAIL**

Proposed office tower

**BOB VEIERSTAHLER**  
veierstahe@journalonlined.net

dos and 25,000 square feet of street-level retail space, an estimated cost of \$22 million.

The 14-story Cathedral Place, which is under construction at the southeast corner of E. Wells and N. Jackson streets, includes a 300-car parking structure with \$20 million estimated cost.

Also, the 18-story, 200,000-square-foot 775 E. Face building under construction at 775 E. Wisconsin is a \$49.4 million development.

Meanwhile, a possible office tower with housing was proposed to replace the Circus Center for the Porters.

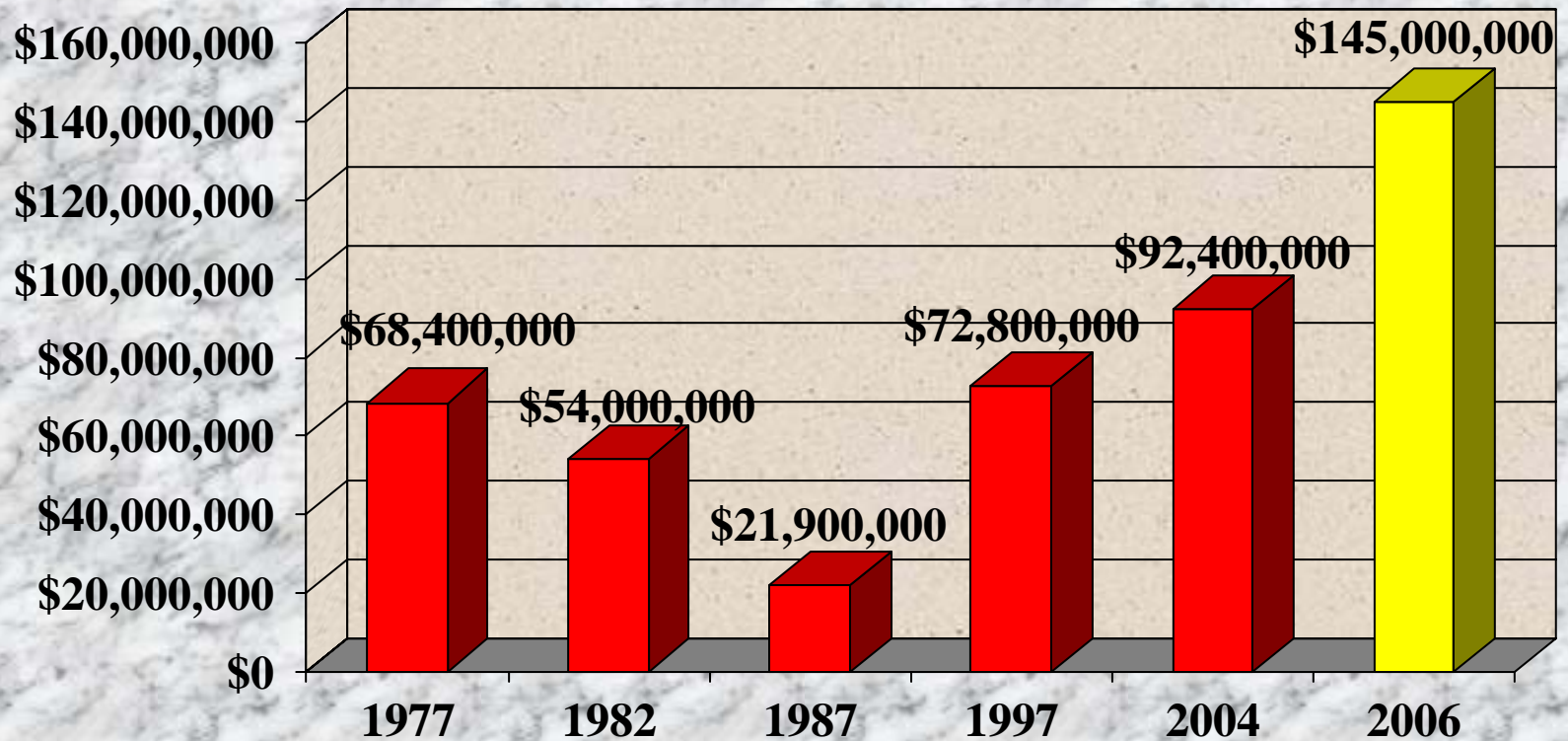
**PHOTO BY TOM DAYKIN**

A 24-story office tower, proposed for the southeast corner of N. Broadway and E. Wisconsin Ave., would be the latest in a series of new office buildings developed downtown.





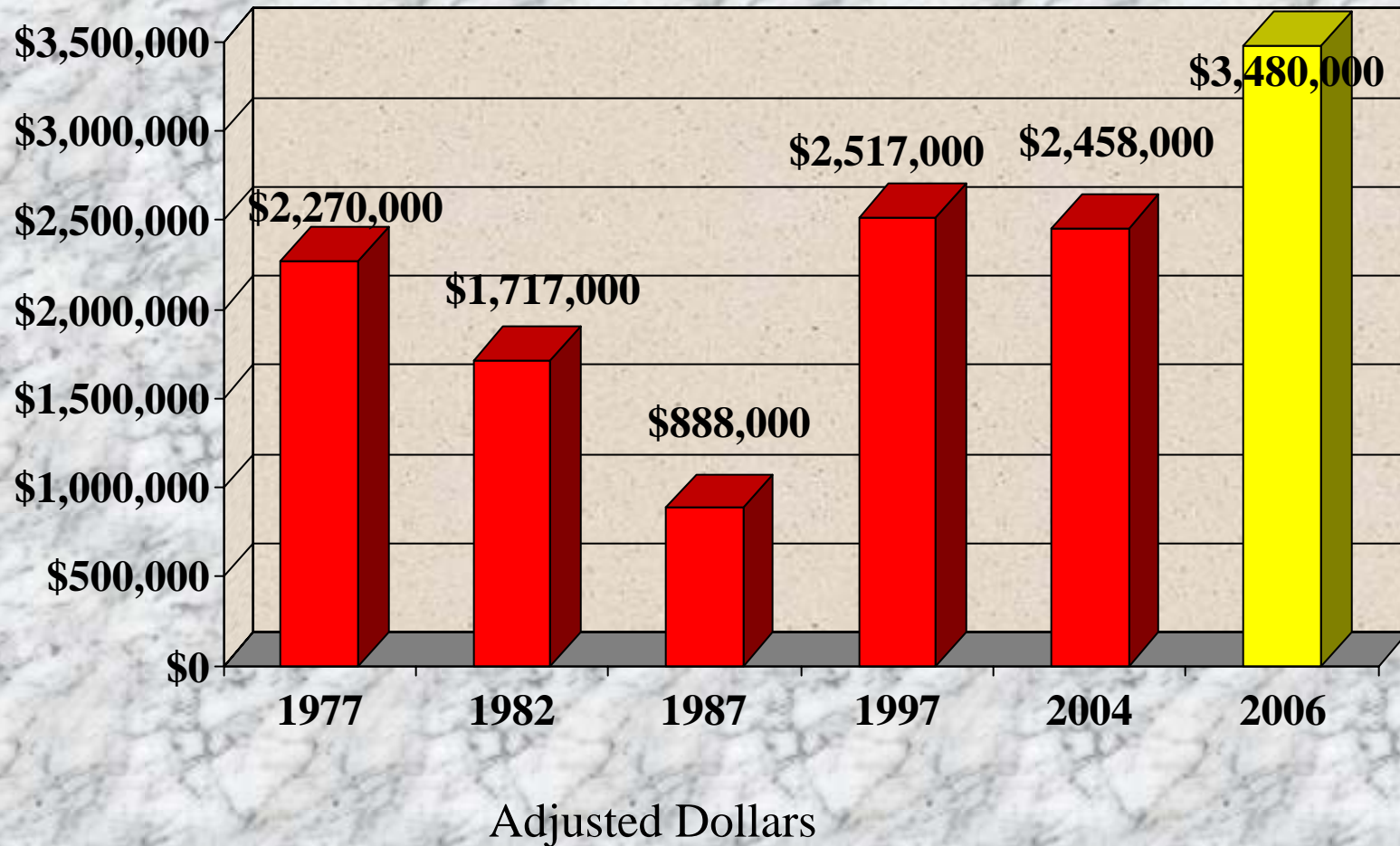
# Fair Market Value



Adjusted to 2004 Dollars

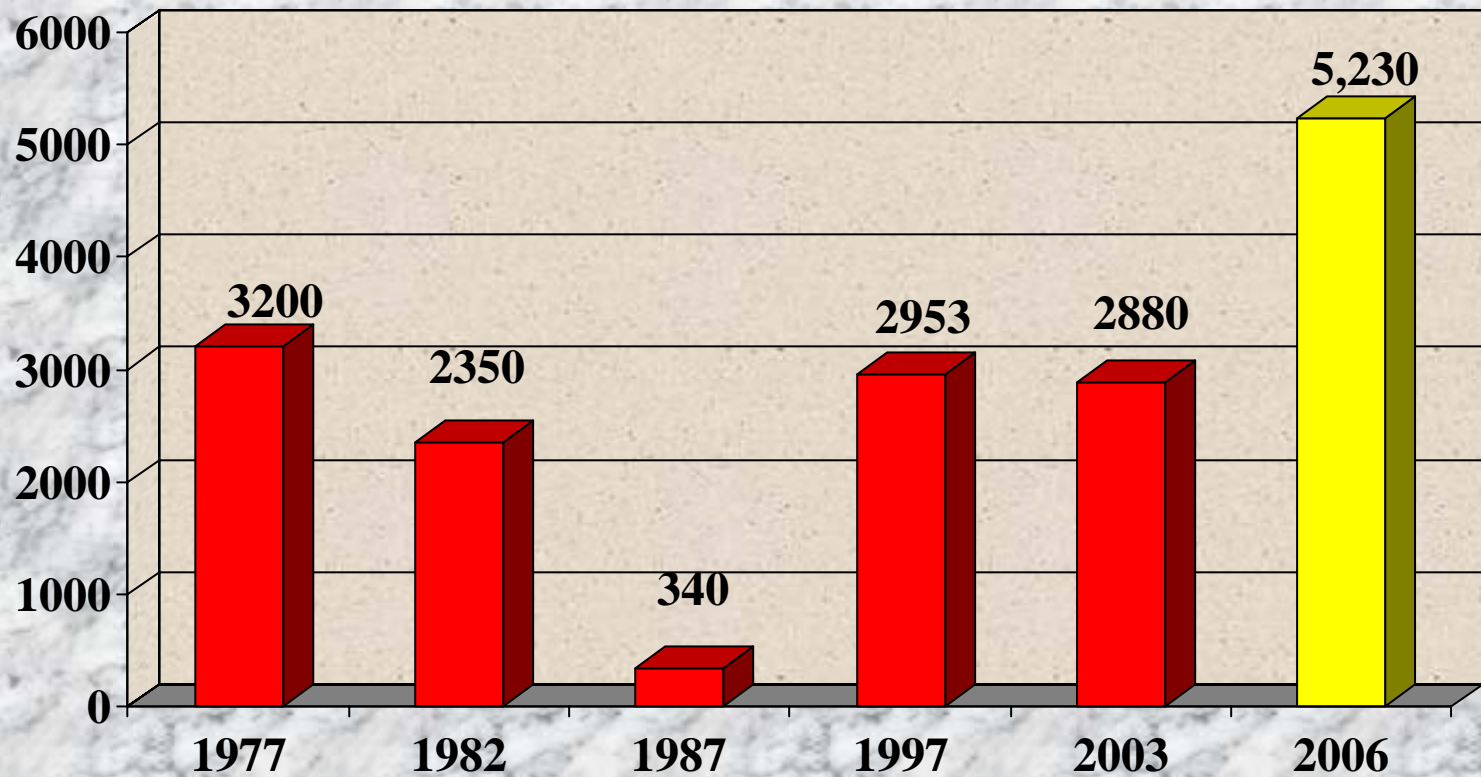


# Tax Revenue





# Employment Levels









# Local Transportation Enhancement (TE) Grants





# S. 70<sup>th</sup> Street Corridor



After







# Cross-town Connector

- 

# Community Development Block Grant



**Piercing the Corporate Veil**





# Cost Benefit

- Demolition ..... \$ By Owner
- Phase I & II Investigation(CDGB) .....\$ 65,000
- Environmental Clean up.....\$ 900,000
- Brownfield Grant ..... \$ 200,000)



**New Property Taxes:**  
**\$ 150,000 per year**

***T.I.F. payoff = 7.3 years***



# Brownfield Green Space and Public Facilities Grants





# Transportation Economic Assistance (TEA) \$750,000 Washington Street - Extended





# Stewardship Grants – McKinley Park Expansion



# **Stewardship Grants – McKinley Park Expansion**





# Stewardship Grants – McKinley Park Expansion





# THE Business Journal

SERVING GREATER MILWAUKEE

NOVEMBER 4, 2005  
ONE SECTION  
VOL. 23, NO. 6  
\$2.00



Rick Wiegand

## A FRESH START

Milwaukee's Ambassador Hotel gets a \$12 million makeover.

PAGE A27

## Strong eyes West Allis

Financial executive considers office building

BY PETE MILLARD  
pmillard@bizjournals.com



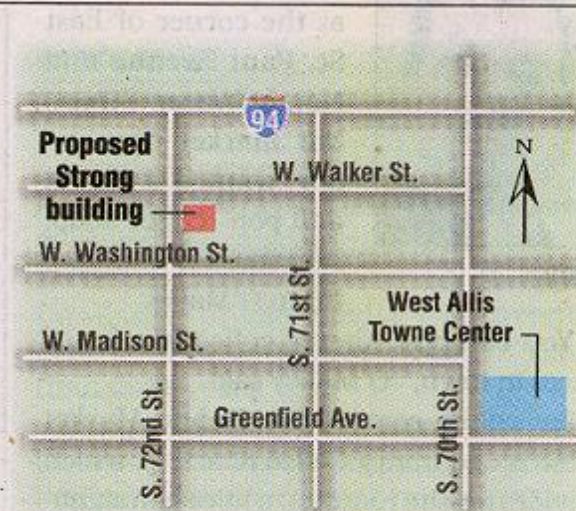
Strong

One-time mutual fund king Richard Strong is pursuing a plan to construct an office building in West Allis, his first public activity since he was ousted from

Strong Financial Corp. in 2004.

Strong, who resigned as part of an agreement with federal regulators over alleged improper mutual fund trading, is discussing a plan to construct a 30,000-square-foot office on a city-owned softball field at South 72nd and West Walker streets, according to real estate sources. It is unclear who

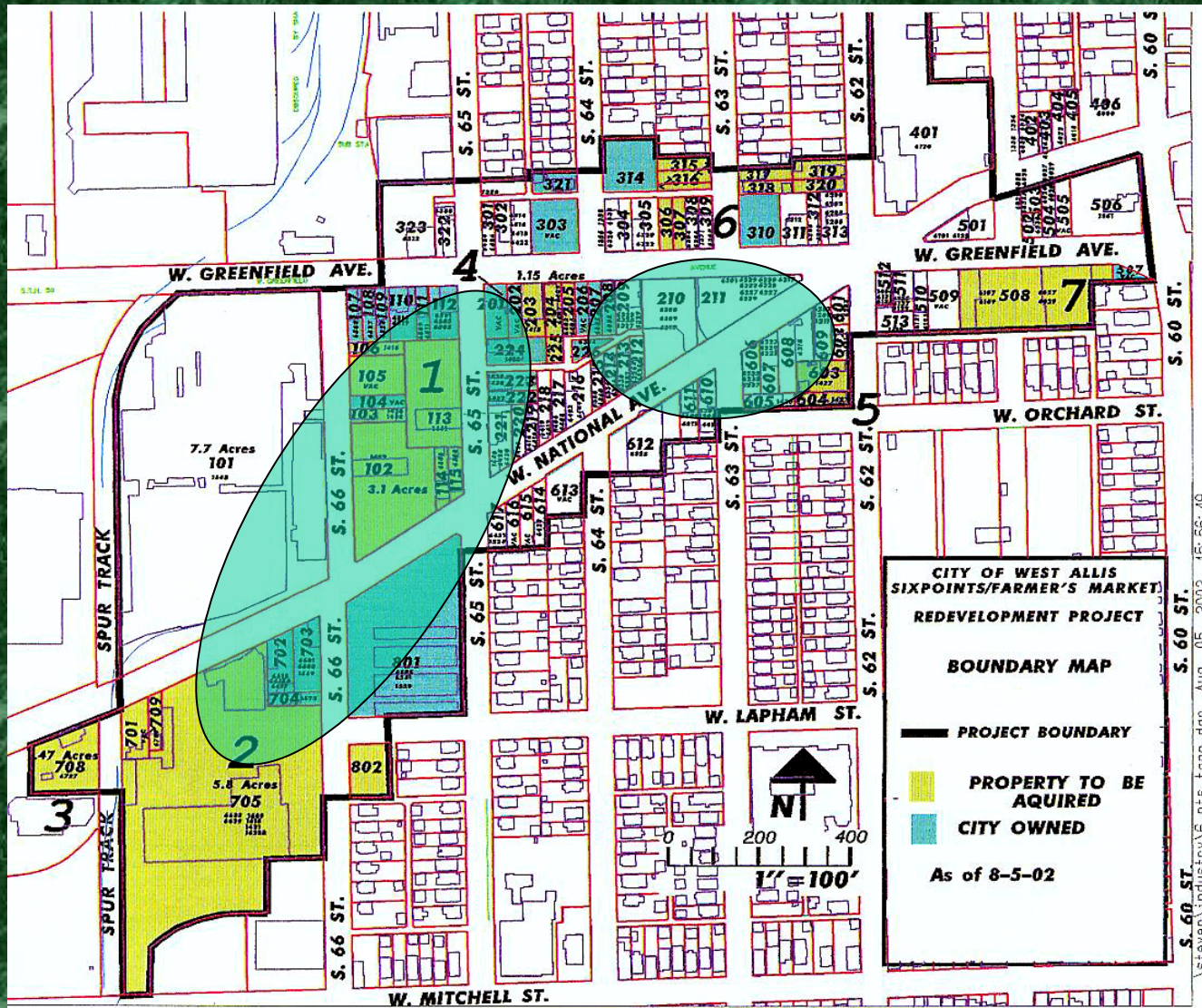
SEE RICHARD STRONG, PAGE A54



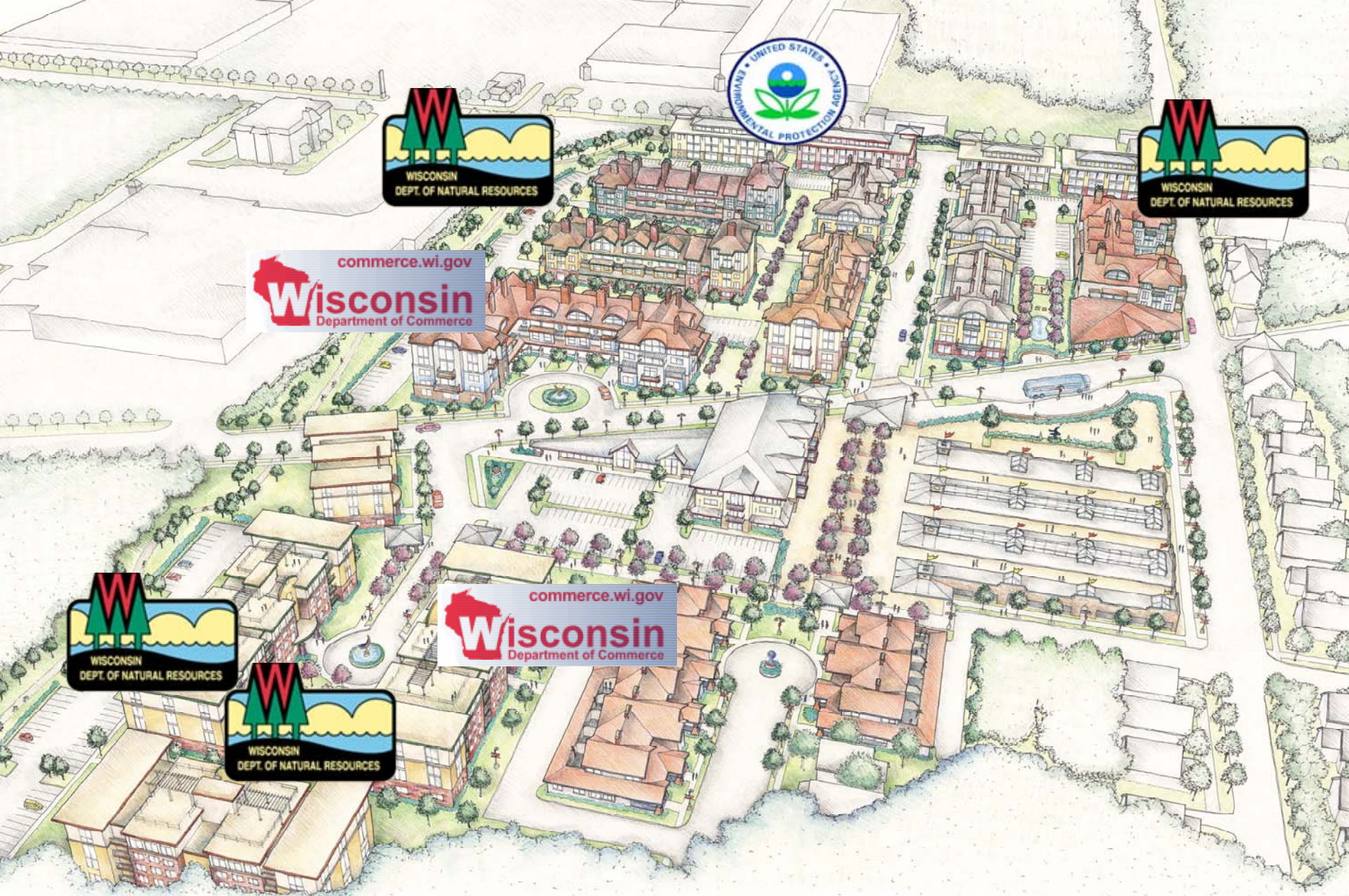
Financial executive Richard Strong is considering building a new office in West Allis.



# Land Recycling Loans (RLRP)







PERSPECTIVE VIEW (LOOKING NORTH)

## THE SIX-POINTS NEIGHBORHOOD

WEST ALLIS, WISCONSIN



# LAND RECYCLING LOAN PROGRAM



\$1,700,000









\$85,000,000  
in New  
Development



Buildings H Community building & G – Six Points Crossing Elevation



Six Points Farmers Market Neighborhood

West Allis, WI





# Relocation Costs





# Decommissioning Costs





# Demolition Costs





September 18, 2006

Mr. Patrick Schloss  
Community Development Manager  
Department of Development  
City of West Allis  
7525 West Greenfield Avenue  
West Allis, WI 53214

**RE: Additional Bid Information Requirements for City of West Allis 101 Block LRLP  
Loan Supporting Documentation**

Dear Mr. Schloss:

Per a discussion with Maureen Huebeler, WDNR LRLP Loan Project Manager, the following additional supporting documentation is required as soon as possible for the Demolition and Decommissioning bid for the 101 Block (former PST facility):

- **Legal Counsel's Opinion of Statutory Compliance:** *Not Required if Low Bidder selected*  
TEMCO has informed the WDNR that low bidder was selected. Please contact us if this is not appropriate.
- **Engineer's Recommendation Based on Bid Evaluation:** Please request that Mike Lewis, P.E. City Engineer, draft a letter recommending the selection of the selected bidder based on his review of the bids.
- **Evidence of Bid Advertisement:** Please forward evidence of the bid advertisement.
- **Bid Bond:** Please forward a copy of the bid bond.
- **Resolution Awarding the Demolition and Decommissioning Contract:** Please forward a copy of the resolution.
- **Copy of the Executed Contract for the Demolition and the Decommissioning:** Please forward a copy of the executed contract.
- **Project dates:** Please forward a copy of the following project schedule dates:
  - Start date
  - Substantial Completion Date
  - Final Completion Date



# PIONEER NEIGHBORHOOD REVELOPMENT

DNR –  
SAG  
Grant



commerce.wi.gov  
**Wisconsin**  
Department of Commerce  
Commerce  
Brownfield  
Grant



DNR - Ready  
For Reuse





# Former Neis Hardware



Adaptive Re-use

Mixed Use Residential

**Projected Property Value = \$2,100,000**

**Projected Property Tax = \$ 50,400**





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Rate  
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# Ready For Reuse - Loans

- Dry Cleaner Environmental Response Fund (DERF) Program

Redi Quick Dry Cleaners



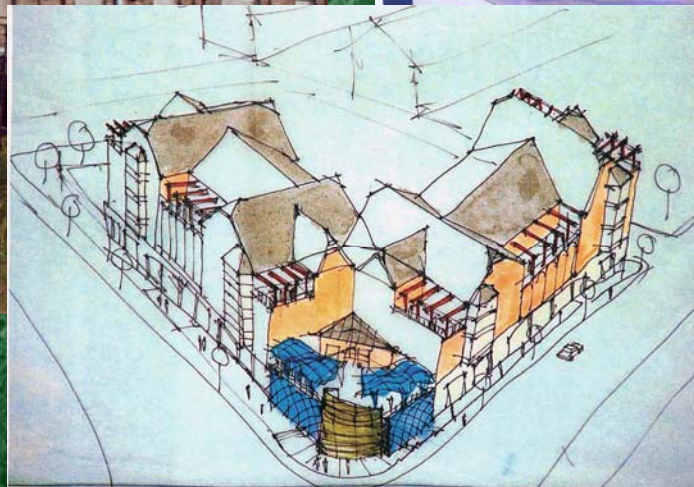
96<sup>th</sup> & Greenfield Ave.





# Ready For Reuse

## \$ 500,000 Grant



Fresh Market Retail & Apartments  
Six Points, West Allis



Tokit Development, Inc.  
N BARRENTOS



## Pressed Steel Tank



# Brownfield Grant



**Wisconsin  
Department of  
Commerce  
Brownfield  
Grant  
\$675,000**



**SAG \$29,900**  
**Brownfield Grant - \$675,000**  
**EPA Grant - \$200,000**



**1960 S. 67 Place**



# 67th & Burnham Ave.





# Lime Pit - 1960 S. 67 Place





Savings = \$200,000

Off Site  
Disposal



Response  
Action Site





\$250,000



\$ 29,900



**Wehr Steel - 2100 S. 54<sup>th</sup>**



# Getting the Property Owner's Attention





# West Allis sues to test for hazards at site of former steel plant

By NAHAL TOOSI

of the Journal Sentinel staff

The City of West Allis is suing the owner of the former Wehr Steel property for the right to test part of the land for hazardous materials.

The 13-acre area in dispute, which the city has been trying to have developed for 10 years, is at 2100 S. 54th St. in West Allis. An additional 25 acres lie adjacent in the village of West Milwaukee, which is also hoping to attract development to the site but has not joined West Allis in the lawsuit.

The land is owned by Venture-

dyne Ltd. Brian Nahey, the company's chief executive, could not be reached for comment Thursday.

Nahey and the City of West Allis have an unfriendly history. The city has been pushing him to take care of the property since 1990, with little success.

In 1999, the West Allis Community Development Authority declared the site blighted, and the city decided to acquire it for redevelopment, according to the lawsuit filed in Milwaukee County Circuit Court on Thursday.

The city also received a

\$200,000 grant from the U.S. Environmental Protection Agency to help clean it up.

Last May, an environmental engineering firm looked at the history of the site and determined there was a likely presence of hazardous substances or petroleum products.

The firm then came up with a sampling and analysis plan for the site, and it was approved in January by the EPA.

The barrier since then has been gaining access to the property, said Michael Sachen, city attorney. The city twice requested that

Venturedyne give it permission to check the environmental condition of the land.

Sachen said that although West Allis can obtain the property under law, "the value of the property is going to depend on its condition environmentally. If there were environmental problems with the site, you couldn't get any developer interested."

But Venturedyne has denied the city access, saying the site has been tested previously and needs no further checking, officials said.

Wehr Steel used the site for

about 80 years, according to the lawsuit. A steel foundry, office, accessory buildings and settling ponds previously occupied the site, according to the suit. The buildings were demolished in 1990, and since then the land has been vacant.

The state Department of Natural Resources has also told Nahey he must follow through on 1991 orders to cap a portion of the site with topsoil and fill in ponds once used to cool wastewater. Nahey has said he did his part, but DNR officials say he didn't complete the job.





## **West Milwaukee**

Former Wehr Steel foundry property  
(32+ acres)

## **West Allis**



**EPA Grant - \$ 250,000 and DNR SAG Grant - \$29,900**



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OFFICE OF THE CLERK

*Supreme Court of Wisconsin*

110 EAST MAIN STREET, SUITE 215  
P.O. BOX 1688

MADISON, WI 53701-1688

TELEPHONE (608) 266-1880

FACSIMILE (608) 267-0640

Web Site: [www.courts.state.wi.us](http://www.courts.state.wi.us)

RECEIVED  
FEB 21 2003  
WEST ALLIS  
CITY ATTORNEY

February 19, 2003

To:

Hon. William J. Haese  
Milwaukee County Circuit Court  
901 N. Ninth Street  
Milwaukee, WI 53233

John Barrett  
Milwaukee County Clerk of Courts  
Appeals Processing Division  
901 N. Ninth Street, Room G-8  
Milwaukee, WI 53233

Robert L. Gordon  
Scott B. Fleming  
Alan Marcuvitz  
Weiss, Berzowski, Brady LLP  
700 N. Water Street, Suite 1500  
Milwaukee, WI 53202-4273

Daniel W. Hildebrand  
Richard J. Lewandowski  
DeWitt Ross & Stevens, S.C.  
2 E. Mifflin Street, Suite 600  
Madison, WI 53703-2865

Michael J. Sachen  
Scott E. Post  
Office of City Attorney  
7525 W. Greenfield Avenue  
Milwaukee, WI 53214

James A. Buchen  
Wis. Manufacturers & Commerce  
P.O. Box 352  
Madison, WI 53701-0352

You are hereby notified that the Court has entered the following order:

No. 02-0279

City of West Allis v. Wehr Steel Corporation L.C. #01CV3399

A petition for review pursuant to Wis. Stat. § 808.10 and a motion to supplement to petition for review having been filed on behalf of defendants-appellants-petitioners, Wehr Steel Corporation, et al., and a motion for leave to file nonparty brief having been filed on behalf of Associated General Contractors of Greater Milwaukee, Inc., et al., and considered by this court.

IT IS ORDERED that the motions are granted; the supplement and the nonparty brief are accepted for filing.

IT IS FURTHER ORDERED that the petition for review is denied, without costs.

Cornelia G. Clark  
Clerk of Supreme Court

Denied



# Wehr Steel

- SAG Grant ..... \$ 29,900
  - EPA Grant ..... \$ 250,000
  - Litigation ..... DNR / West Allis
- 

- Private Development..... \$ 18,000,000
- Job Creation ..... 350



# Wehr Steel

- Current Property Taxes..... \$ 24,000
- Fully Redeveloped Taxes..... \$ 432,000
- **Annual Opportunity Costs.....( \$ 408,000)**



# Constitutes an Economic and Social Liability



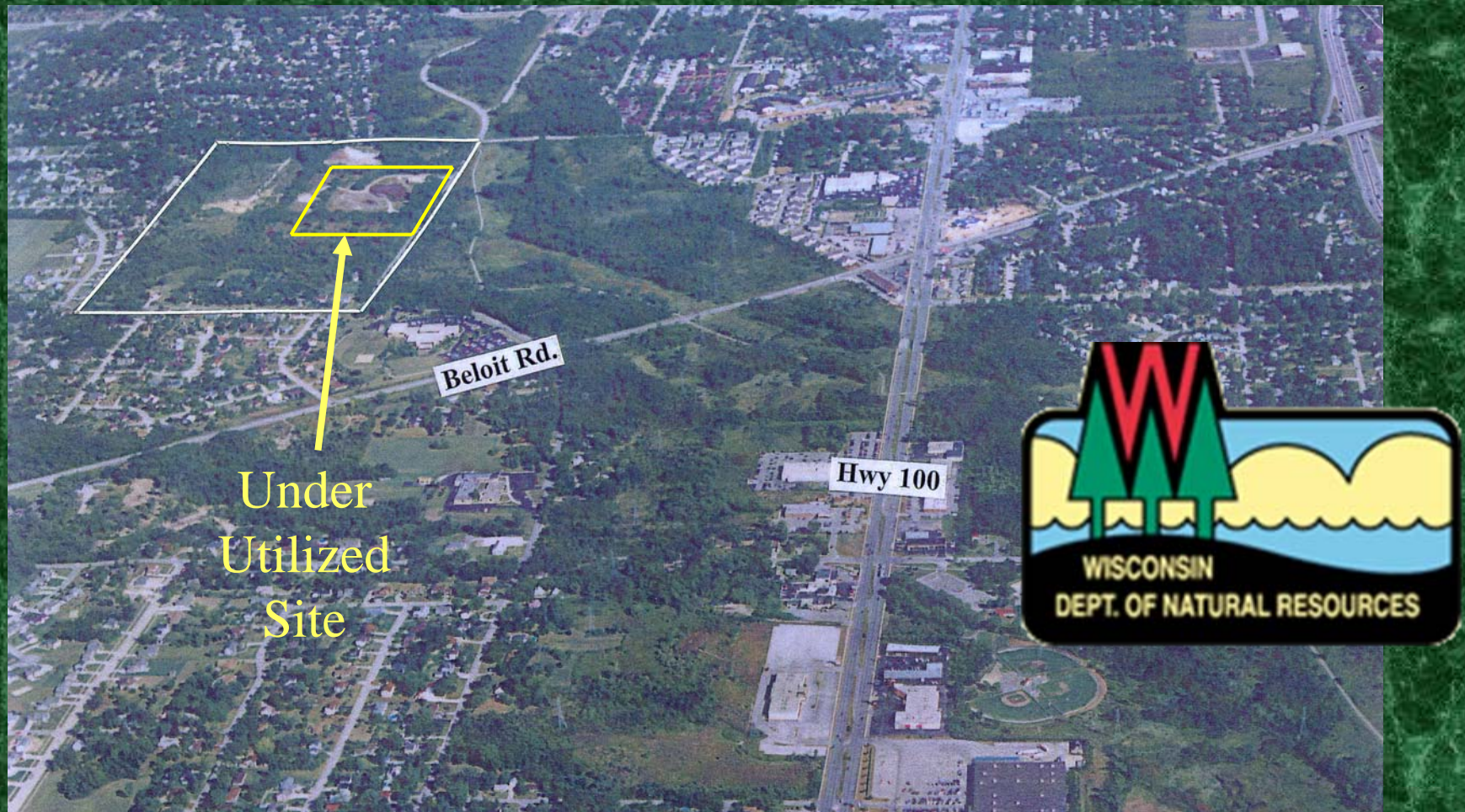
- Promotes Urban Sprawl;
- Disconnects Workers from Employment Centers



# Opportunity Cost

- Over the last 13 years the cost of doing nothing has been (in today's dollars) the lost of approximately **\$ 2,700,000** in property tax relief to the West Allis Tax Payer.

# Future SAG Grant Site











# Summit Place Office Complex

## CHART I

### INCREMENTAL RESULTS

CHART I							
INCREMENTAL RESULTS							
	RISKS		REWARDS				
Scenario	Strategy	Additional					
		Public	Office	Taxable	Annual	TIF	Job
		Cost	Sq. Ft.	Value	Taxes	Years	Creation
Scenario No. One	Do Nothing	\$0	0	\$500,000	\$13,300	0	few

# \$350,000 Brownfield Grant

Catalyst for Redevelopment











# Summit Place Office Complex

## CHART II

### BROWNFIELD GRANT - Redevelopemnt Incentive

	RISKS		REWARDS				
Scenario	Strategy	Additional					
		Public Cost	Office Sq. Ft.	Taxable Value	Annual Taxes	TIF Years	Job Creation
Scenario No. One	Do Nothing	\$0	0	\$500,000	\$13,300	0	few
Scenario No. Two	Reinvestment Incentive	\$350,000	65,000	5,200,000	\$138,300	0	260



# Need More Parking





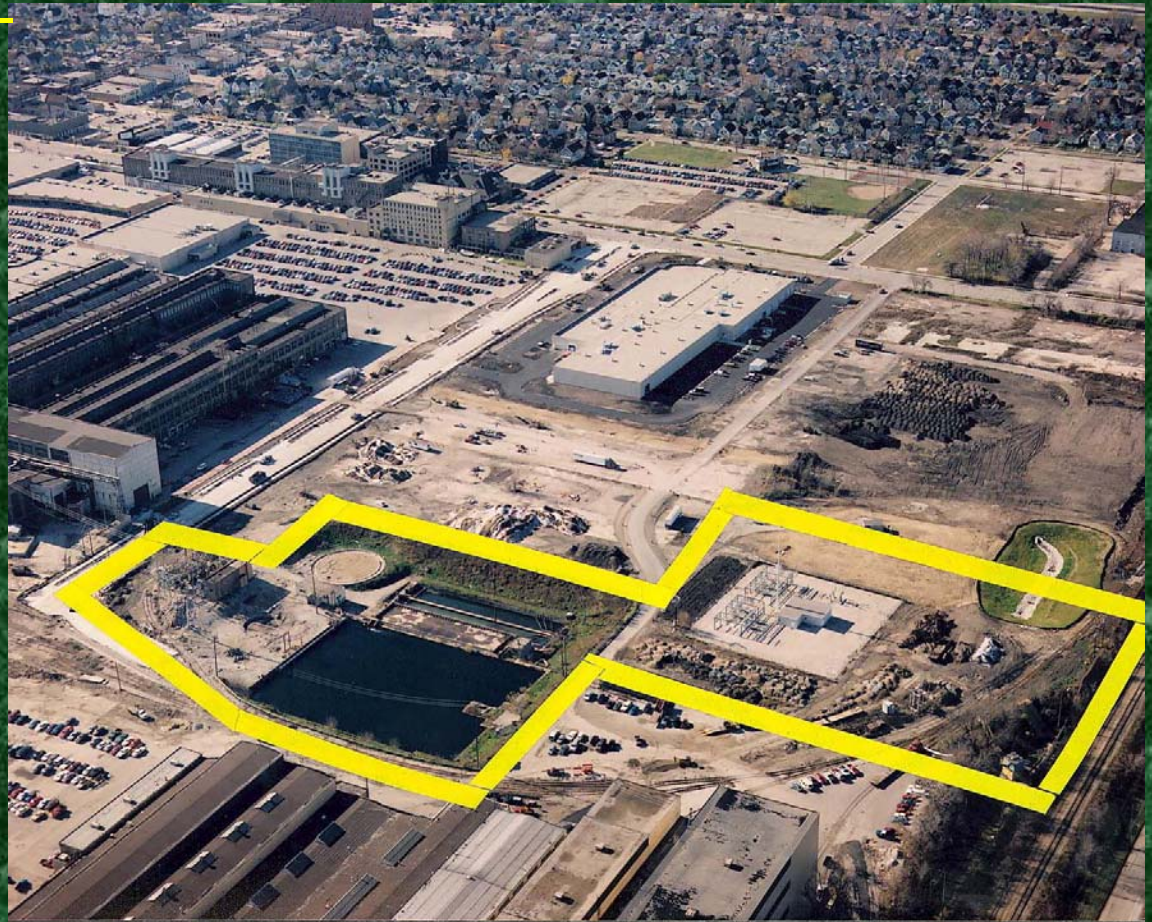
# Summit Place – Parking Development





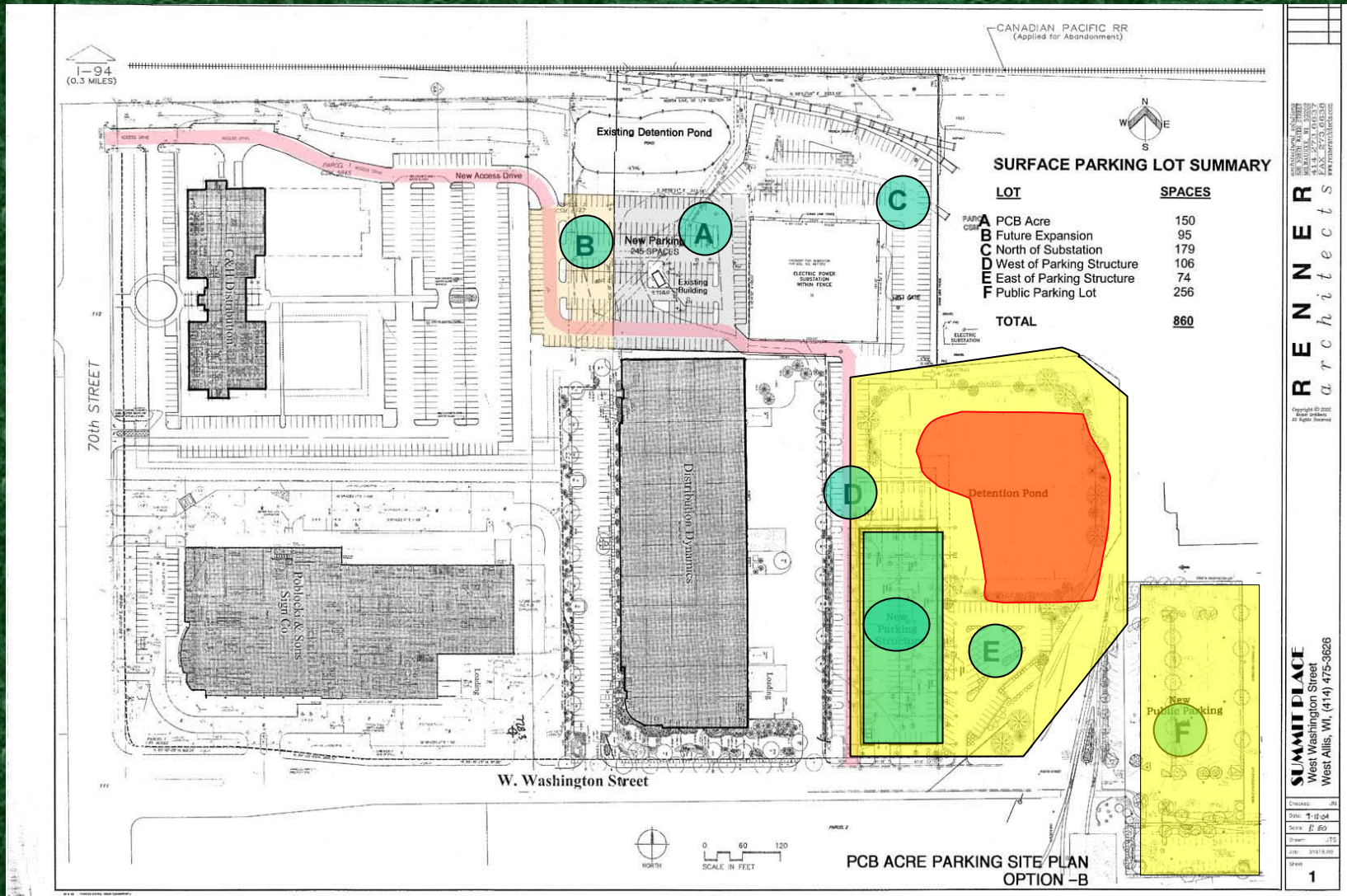
1. DNR – Brownfield Environmental Assessment Program (BEAP) – for runner of SAG

2. DNR Urban Non-Point Source (Storm Water) Grants - \$518,000





# \$ 2,425,000 Parking Lots









commerce.wi.gov

**Wisconsin**  
Department of Commerce

Major Economic Development Loan







# Summit Place - Parking

## Chart III

### TAX INCREMENT FINANCING

		Public Cost	Office Sq. Ft.	Taxable Value	Annual Taxes	TIF Years	Job Creation
Scenario No. One	Do Nothing	\$0	0	\$500,000	\$13,300	0	few
Scenario No. Two	Reinvestment Incentive	\$350,000	65,000	5,200,000	\$138,300	0	325
Scenario No. Three	Parking Lot Development	\$2,425,000	235,000	18,800,000	\$500,100	16	1,175
				\$24,000,000	\$638,400		1,500

**Tax Increment Financing**

# Capital Loan # 1

- **\$ 2,000,000 TIF Deferred Payment Loan**









# Local Landmark Designation















# Summit Place - Office Development

## CHART IV

### TAX INCREMENT FINANCING

RISKS		REWARDS					
Scenario	Strategy	Additional					
		Public Cost	Office Sq. Ft.	Taxable Value	Annual Taxes	TIF Years	Job Creation
Scenario No. One	Do Nothing	\$0	0	\$500,000	\$13,300	0	few
Scenario No. Two	Reinvestment Incentive	\$350,000	65,000	5,200,000	\$138,300	0	325
Scenario No. Three	Parking Lot Development	\$2,425,000	235,000	18,800,000	\$500,100	16	1,175
Scenario No. Four	Capital Loan	\$2,000,000	150,000	12,000,000	\$319,200	13	750

\$36,000,000      \$ 960,000

## Tax Increment Financing



# Future Office Expansion



# Capital Loan # 2

- **\$ 2,500,000 TIF Deferred Payment Loan**

and ..... New Market Tax Credits













**DANGER**  
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# Business

Top Morgan Stanley executive resigns **3D**

[www.jsonline.com/bym](http://www.jsonline.com/bym)

TUESDAY, JULY 12, 2005

MILWAUKEE JOURNAL SENTINEL

## Blue Cross to leave downtown

### Move to West Allis expected to cut costs

By **TOM DAYKIN**  
and **GUY BOULTON**

[tdaykin@journalsentinel.com](mailto:tdaykin@journalsentinel.com)

Blue Cross Blue Shield of Wisconsin plans to leave downtown Milwaukee next year and move 750 employees from its headquarters of about 25 years to an office complex in West Allis, the company announced Monday.

The move from 401 W. Michigan St. to the Summit Place office park, located in the former Allis-Chalmers Corp. manufac-

turing complex, will save Blue Cross \$8 million over 10 years, the company said.

The relocation will cost downtown one of its largest employers and create a large gap in the downtown office market.

"At the end, this was not a contest between two cities," said Timothy Cullen, a senior vice president of WellPoint Inc., Blue Cross' parent compa-

ny. "It was a contest between two landlords, including one that aggressively wanted us."

That winning landlord is Richard Carlson, whose Summit Place is in a central location not far from the I-94/I-894/Highway 45 interchange.

#### From downtown to suburbs

The Blue Cross relocation stands in contrast with recent

moves by suburban offices to downtown.

In 2003, Roundy's Supermarkets Inc. moved its main offices from Pewaukee to downtown, followed by Bank One moving some operations in 2004 from Menomonee Falls to downtown.

The larger trend has been the steady growth of suburban offices, with downtown's share of

the Milwaukee area's total office market declining. Ease of parking, along with lower rents tied to cheaper operating costs and lower property taxes, have helped suburban office buildings capture a bigger share of the market.

At the end of last year, downtown accounted for about 38% of metropolitan Milwaukee's total office market, according to Polacheck Co. Five years

Please see **BLUE CROSS, 2D**



## PROJECT OF THE YEAR

WINNER



PHOTOGRAPHER / SCOTT PAULUS

## SUMMIT PLACE 6737 W. WASHINGTON ST., WEST ALLIS

## PROJECT CREDITS

OWNER/DEVELOPER:  
Whitnall Summit Co.

GENERAL CONTRACTOR:  
Selzer-Ornst Co., Siegel-Gallagher Inc.

ARCHITECT:  
Renner Architects L.L.C.,  
Eppstein Uhen Architects Inc.

PROJECT COST:  
\$52.5 million

It was a dark day in West Allis when Allis-Chalmers Corp. closed its mammoth plant in 1987, laying off 15,000 people and creating acres of vacant industrial space.

Few people envisioned 20 years later that the 60-acre complex would become home to one of the most successful industrial redevelopment projects ever undertaken in the Milwaukee area.

Whitnall Summit Co., owned by former Allis-Chalmers research engineer, Dick Carlson, bought more than 650,000 square feet of deteriorating Allis-Chalmers industrial space and has incrementally converted the tractor-manufacturing plant into a Class A office complex that today is worth more than \$50 million.

In the summer of 2006, Blue Cross Blue Shield of Wisconsin will relocate its corporate offices to Summit Place from downtown Milwaukee. The insurance company will occupy 160,000 square feet of space and bring 900 family-supporting jobs to West Allis. Blue Cross Blue Shield will be one of the development's largest tenants.

When completed, the Summit Place complex will be the second-largest office park complex in the metropolitan Milwaukee area, second only to Schlitz Park.

At every turn along Carlson's quest to redevelop the former manufacturing complex, the city of West Allis stood beside him with grants and loans to facilitate the project. Since 2002, West Allis has

provided a \$300,000 brownfield grant and nearly \$7 million in development loans through tax incremental financing districts that will lead to the creation of 3,350 jobs in the complex.

The brownfield grant enabled Carlson to construct an elevator and modern restrooms as catalysts to attracting businesses interested in leasing office space.

"Summit Place is a great example of what can be done in other rust-belt locations throughout the United States," said John Stibal, West Allis director of development.

The financing of the Summit Place development reflects the power of public-private partnerships and tax incremental financing districts, said Stibal.

A big part of the success of the Summit Place development is the ample parking on the complex, said Carlson. In 2005, a 450-stall parking structure was completed through a West Allis TIF district for \$2.4 million.

The speed of Summit Place's development success is forcing the city and developer to amend the TIF that will allow another two stories with 300 more parking spaces. The entire complex provides more than 2,400 parking spaces. In addition to tax incremental financing for Summit Place, the city and Whitnall Summit Co. were among the first to take advantage of New Market Tax Credits.

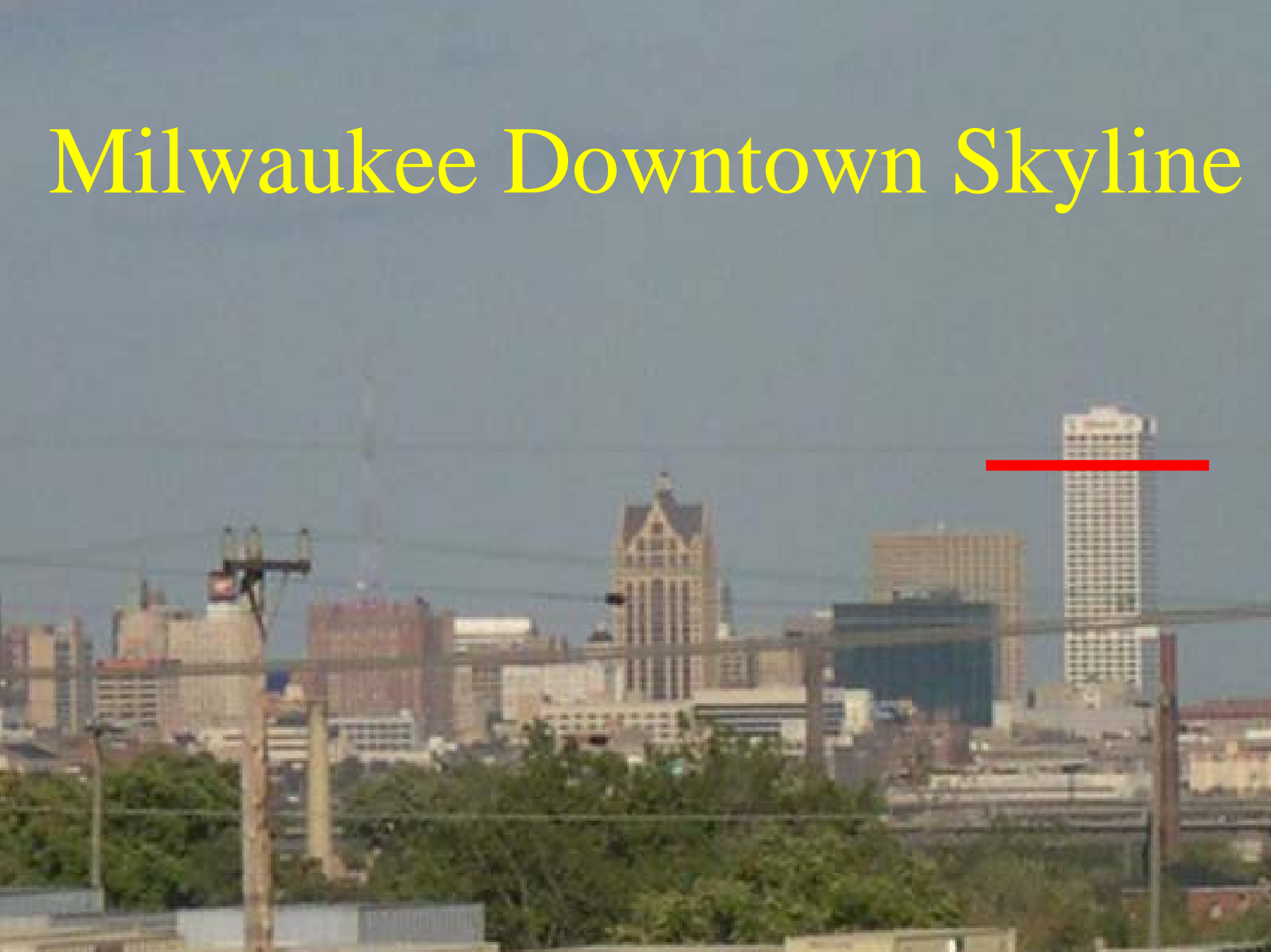


PHOTOGRAPHER / SCOTT PAULUS

CONTINUED ON PAGE B30



# Milwaukee Downtown Skyline



# Summit Place – Blue Cross Blue Shield

## CHART V

### INCREMENTAL RESULTS

	RISKS		REWARDS				
Scenario	Strategy	Additional					
		Public	Office	Taxable	Annual	TIF	Job
		Cost	Sq. Ft.	Value	Taxes	Years	Creation
Scenario No. One	Do Nothing	\$0	0	\$500,000	\$13,300	0	few
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Scenario No. Four	Capital Loan	\$2,000,000	150,000	\$12,000,000	\$319,200	13	750
Scenario No. Five	Capital Loan	\$2,500,000	200,000	\$16,000,000	\$425,600	9	1,100
Total		\$7,275,000	650,000	\$52,500,000	\$1,396,500	9	3,350

**New Market Tax Credits**



FRIDAY, AUGUST 4, 2006

MILWAUKEE  
**JOURNAL SENTINEL**

**EDITORIALS**



JOURNAL SENTINEL FILES

The Summit Place office complex was built on the site of the former Allis-Chalmers plant.

## City's savvy retooling

America's industrial devolution hit West Allis particularly hard.

The city that bore the name of one of the state's biggest employers and industrial powerhouses, Allis-Chalmers, suffered badly when America's manufacturing base experienced the erosion that later turned into a mudslide.

But instead of acting like a victim, West Allis has acted like a savvy survivor. Rather than digging in, West Allis, true to its independent nature, traditional values and hard-working roots, went on the offensive.

As it celebrates its 100th anniversary this year, West Allis stands as an example of what a community can accomplish when it accepts what it cannot change and instead changes what it can.

By adopting and, more important, faithfully adhering to, an aggressive economic development plan, West Allis officials have turned once-vacant industrial tracts into thriving commercial, retail and residential complexes through tax incremental financing districts.

Roughly \$175 million in private development is now under way, including the

\$82 million Six Points Crossing mixed-use neighborhood redevelopment and the \$52 million conversion of the former Allis-Chalmers shops into The Summit Place office complex.

"We're not a blue-collar community anymore," Mayor Jeannette Bell says, alluding to the shift of manufacturing jobs to white-collar work. "But we're still a very solid community with a long and proud history."

West Allis has admirably embraced its maturity and urban qualities, Bell says, noting its increasing diversity and mix of housing.

Rather than scaling back its historically high level of municipal and community services when things got tough, West Allis astutely invested heavily in infrastructure, realizing that if it didn't, it would have little to keep residents and businesses from moving out and even less to attract others to move in. The just-completed \$2 million renovation of the 75-year-old West Allis Farmers Market is a prime example.

"It's important to have quality of life," Bell says.

A little vision doesn't hurt, either.

# OTHER FUNDING RESOURCES

- New Market Tax Credit
- Technology Zone Tax Credits
- Major Economic Development Loans
- DNR Urban Non-Point (Storm Water) Grants
- Petroleum Environmental Clean-up Fund Account (PECFA)
- Dry Cleaner Environmental Response Fund (DERF) Program



# OTHER FUNDING RESOURCES

- Milw. County – Stand By Contingent Liability
- Milw. County – Brownfield Grants
- Milw. County – Property Tax Forgiveness
- Local Historic Landmark Designation
- Tax Increment Financing (TIF)
- Community Development Block Grant Funds (CDBG)
- City – General Fund Cash Flows





# Code Enforcement

- 50 Garages Demolished







2254





# Regulatory Relief





# Voluntary Party Limited Liability



# Iron Cyanide Contamination

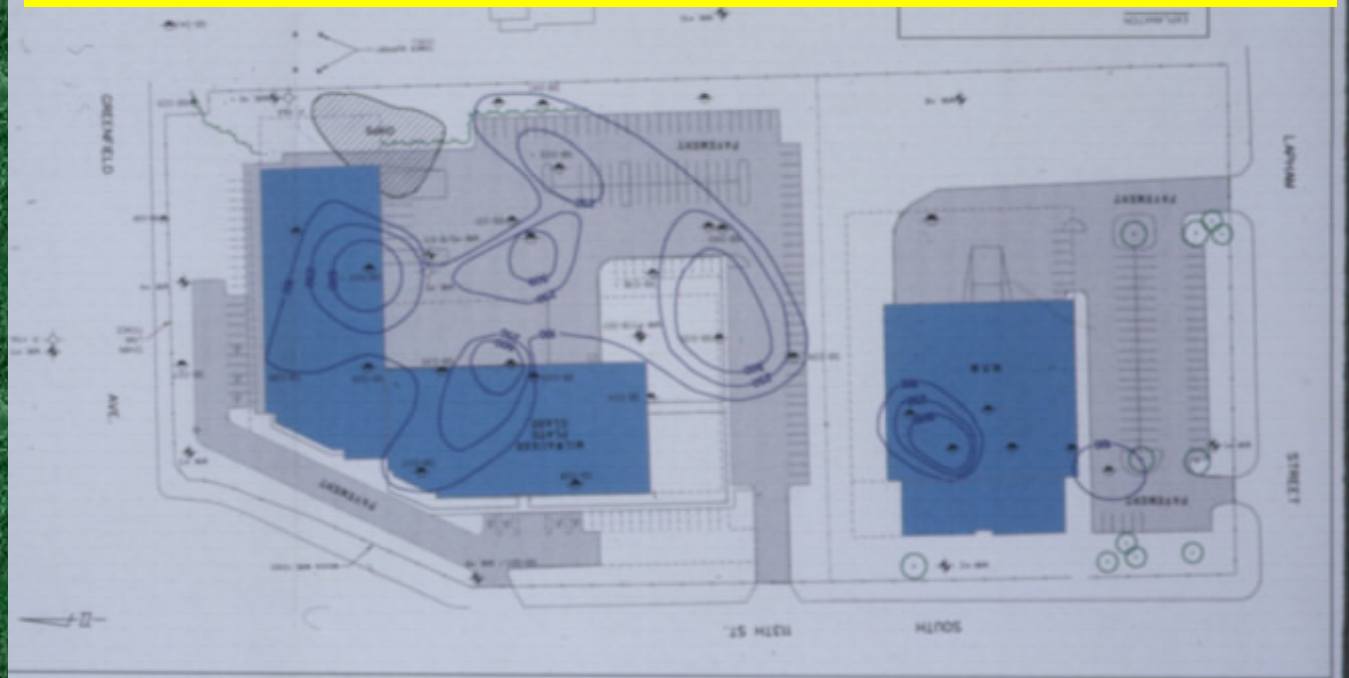




# Voluntary Party Limited Liability



## Environmental Remediation with Hot Spot Removal and Natural Attenuation.



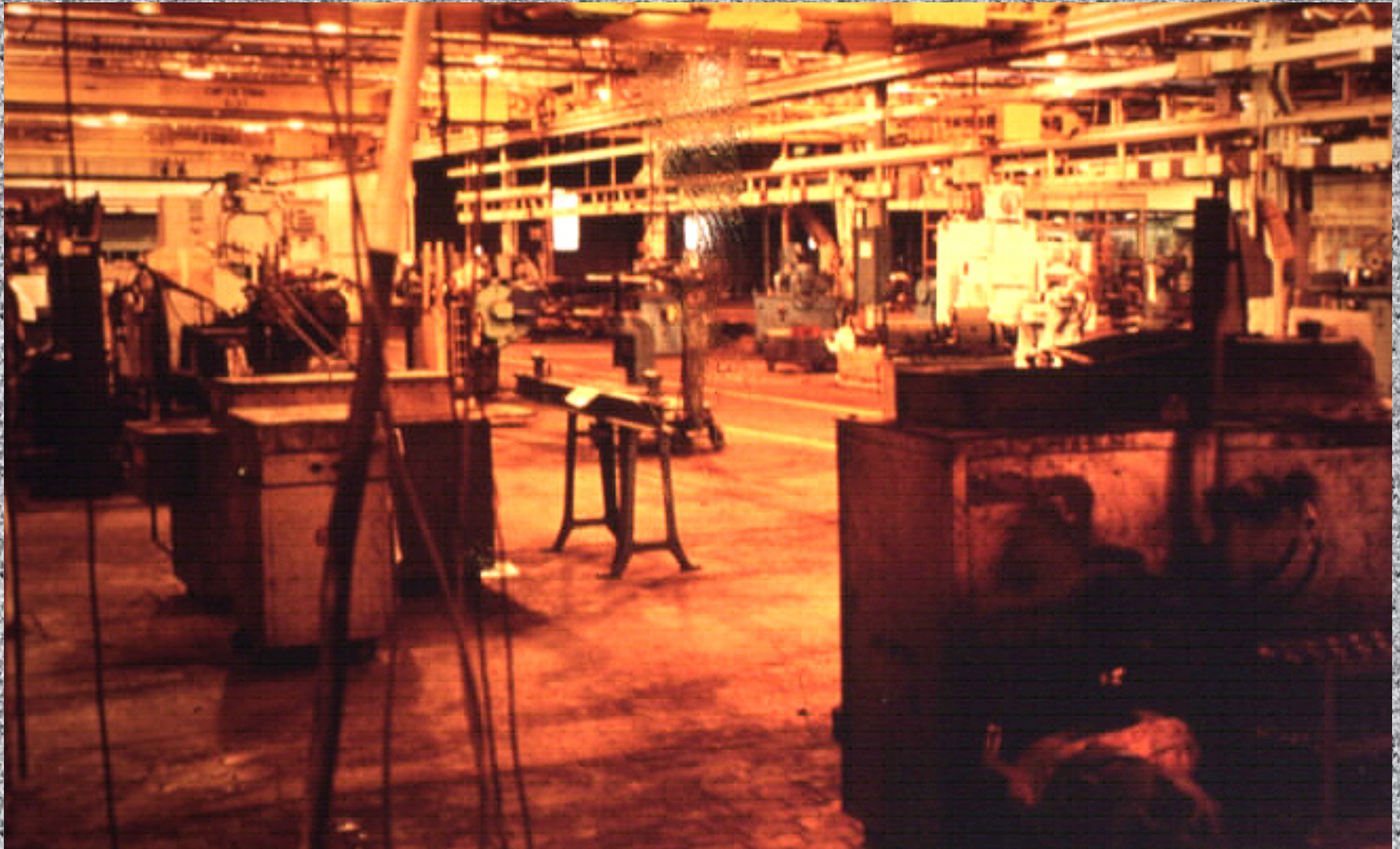


# Voluntary Party Limited Liability





# Former Giddings & Lewis





# Quad Graphics



# Contact Information

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